



**RENEW ARLINGTON CRA (RA/CRA) ADVISORY BOARD  
HYBRID VIRTUAL AND IN-PERSON MEETING- THE JACKSONVILLE  
PUBLIC LIBRARY- MAIN LIBRARY/DOWNTOWN – 303 NORTH  
LAURA STREET, JACKSONVILLE, FL 32202 – IN THE  
MULTIPURPOSE ROOM (LOCATED IN THE CONFERENCE CENTER)  
WEDNESDAY, April 14, 2021 – 3:30 p.m.**

**MEETING MINUTES**

**Location:** Due to COVID-19, the RA/CRA Advisory Board meeting was held as a hybrid meeting. RA/CRA Advisory Board Members met in person at The Jacksonville Public Library- Main Library/Downtown located at, 303 North Laura Street, Jacksonville, FL 32202 in the Multipurpose Room (Located in the Conference Center). The public was welcomed via ZOOM.

**RA/CRA Advisory Board Members In-Person:** Advisory Board Chair Matt Tuohy, Stephen Matchett, Danyuell Newkirk, Dee Dee Harper, Monty Selim, Ramsey Salem, Raj Adhikari

**RA/CRA Advisory Board Members Participating Via ZOOM:** N/A

**RA/CRA Advisory Board Members Absent:** Bandele Onasayna, Randy Goodwin

**Staff Present:** Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Brian Wheeler; OED Staff and Angie Slayton, Recording Secretary

**Representing the Office of General Counsel:** Susan Grandin

**Representing City Council:**

**Others Present:** Nikki Evans, Exec Council Assistant, Chet Aikens, Exec Council Assistant, Alex Sifakis-JWB, Wendy Khan F&C Manager-OED, Randy Miller, Wei Yu-Jacksonville University, Paul Crawford, Director of Operations-OED

**I. CALL TO ORDER**

An in-person quorum was confirmed, and Renew Arlington CRA Advisory Board Chair M. Tuohy called the Renew Arlington CRA (RA/CRA) Advisory Board meeting to order at approximately 3:38 p.m.

Welcome New Renew Arlington Advisory Board Member Ramsey Salem.

## II. ACTION ITEMS

### **APPROVAL OF THE MARCH 10, 2021 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA (RA/CRA) ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE MARCH 10, 2021 RENEW ARLINGTON CRA ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0.***

### **CONSIDERATION OF AD-21-19**

DEFERRED

### **CONSIDERATION OF THE AMERICAN PLUMBING MCGP APPLICATIONS**

Mr. Brian Wheeler provided a power point presentation. The applicant is seeking a grant for two parcels located on Arlington Road, Jacksonville, FL 32211. He has applied for the Mandatory Compliance Grant Program. The grants would assist with updated the landscape, parking, and demolition of a sign. The landscape will act as a screen and buffer. The Tree Mitigation Grant has been also utilized to offset costs. The grant requests are as follows:

• Signage	-	\$3,000
• Fencing	-	\$8,368
• <u>Landscape</u>	-	<u>\$337,736</u>
Total Grant		\$348,805

Renew Arlington CRA Advisory Board Member S. Matchett asked how could the CRA boundary run through a property instead of around it.

Mr. B. Wheeler replied occasionally something like this can happen. There is no definite reasoning behind it.

Renew Arlington CRA Advisory Board Member S. Matchett thanked property owner/grant applicant for being the first to apply for the program.

Renew Arlington CRA Advisory Board Member R. Salem asked for a location verification.

Mr. B. Wheeler replied it is located between Bernita and Tutter Street. About three blocks west of Cesery St.

Renew Arlington CRA Advisory Board Member S. Matchett asked if the billboard sign on the property is protected or if it is coming down.

Mr. R. Miller replied they receive a small annuity for the sign per year. The company will not be renewing the contract, so the sign is coming down as soon as the contract is terminated.

Susan Grandin commented that she would be looking into signage rights and let us know if it protected under the settlement as part of the billboard ordinance.

***A MOTION WAS MADE AND SECONDED TO RECOMMEND APPROVING THE AMERICAN PLUMBING MCGP APPLICATION. THE MOTION PASSED UNANIMOUSLY 7-0.***

**CONSIDERATION OF THE COLLEGE PARK MCGP GRANT**

Mr. B. Wheeler stated this property is located at 903 University Blvd, 903-957, Jacksonville, FL 32211. The Mandatory Compliance Grant Application is requesting:

• Signage update	-	\$70,000
• Sign Demolition	-	\$12,000
• Demo existing fence	-	\$1,930
• Elastomeric Paint/Chain Link	-	\$2,010
• Opaque Fence	-	\$10,500
• General condition	-	\$2,373
• Asphalt Removal	-	\$83,250
• Asphalt Replacement	-	\$289,080
• Storm Drainage	-	\$96,516
• Landscaping	-	\$365,810
• Schematic Design	-	\$25,840
• Construction Documents-		\$110,140
• <u>Contingency 10%</u>	-	<u>\$83,703</u>
Total Grant		\$1,153,212

Mr. B. Wheeler explained the project needs for the property to bring it into compliance.

Renew Arlington CRA Advisory Board Member S. Matchett asked if the distribution for this grant would be a once time distribution or payments of time.

Mr. B. Wheeler replied it is a reimbursement at completion of the project so the payment would not be received for some time.

Renew Arlington CRA Advisory Board Member S. Matchett asked what happens when the program runs out of funding, do you continue to approve applicants?

Mr. K. Wendland replied, there is currently just over \$2 million in the program. If this application is also approved, that will leave a balance in the program fund of \$530,000. It is anticipated that the \$1.36 million remaining from the Fiscal Year 20/21 Budget will be moved into the Mandatory

Compliance Grant creating an estimated balance of \$1.9 million. The proposed FY 21/22 Budget is expected to be over \$1 million. If the program runs out of funds, applications will continue to be accepted, approved and placed in a holding status until funds become available.

Renew Arlington CRA Advisory Board Chair M. Tuohy advised that if a business was placed in a holding pattern awaiting funds at the end of the five years they would still be in that holding pattern and eligible for the funding they were originally approved.

Renew Arlington CRA Advisory Board Member, M. Selim asked if quarterly distribution reports could be provided once the funds start going out.

Mr. K. Wendland replied yes. Once funds begin being distributed, those reports will be provided to the Board.

Renew Arlington CRA Advisory Board Member D. Newkirk asked what happens if repairs and improvements end up costing more than anticipated.

Mr. K. Wendland replied some applications will have final estimates and some will not. Some changes are expected and can be planned for, such as the 10% contingency for landscaping in this application. Once an application amount has been approved, that is the capped number. When the work is completed, invoices must be submitted to OED for payment. If the amount is less than the approved amount, or more than the approved amount, the applicant will receive the lesser amount.

Renew Arlington CRA Advisory Board Chair M. Tuohy also stated there is an individual category cap based on minimum standards.

Mr. A. Sifakis asked if the pole sign that is being converted to a monument sign may have been left off the application. Was this intentional?

Mr. B. Wheeler replied initially the larger sign was not included. Per his conversation with Anna, this is the final application.

Ms. K. Nasrallah stated she was told these were the final documents as well.

Mr. A. Sifakis stated there should have been five new monument signs on the property as well as the larger pole sign to be removed.

Mr. B. Wheeler replied there is a sign limit and suggested Mr. Sifakis take another look at the application and see if this sign should be included.

Mr. A. Sifakis asked if he should resubmit now or have just the other two portions of the application approved and wait for the sign portion to be corrected.

Mr. K. Wendland replied the application would need to be presented to the Renew Arlington CRA Agency Board as a full package. The next RA CRA Advisory Board Meeting is May 12, 2021 and recommended waiting until the next meeting to approve the entire package.

Renew Arlington CRA Advisory Board Chair M. Tuohy suggested:

Option 1: approving the completed portion and if the Agency Board meets prior to the Advisory Board, move the Advisory Board Meeting up to meet first.

Option 2: defer to next meeting and approve the entire package at once.

The Chair thought it would be appropriate to defer to the approval of the applications to the May meeting.

Renew Arlington CRA Advisory Board Member R. Salem asked Mr. Sifakis to verify ownership of the McDonalds and gas station.

Renew Arlington CRA Advisory Board Member R. Salem asked if he is removing the McDonalds on the College Park property project area.

Mr. A. Sifakis replied they do not own either of those parcels. The pole sign that is being removed on the Arlington Expressway is not owned by McDonalds.

Mr. A. Sifakis replied yes. There is a 69-foot pole sign on the College Park property that is being removed and replaced with a 60-foot monument sign. McDonalds does not actually own this sign.

### **CONSIDERATION OF THE COLLEGE PARK TID GRANT**

Mr. K. Wendland reviewed the Project Summary for College Park. This project is estimated at \$25,000,000. The proposed incentive for this project is:

- \$2,000,000 to fund the infrastructure improvements. Maximum yearly payout is \$400,000.
- TID grant and any other incentives will run with the title of the property.
- Total project costs are projected to be \$21,000,000 after property acquisition. The Minimum Project Cost Threshold will be \$ 16,000,000. If the minimum is not met, the TID grant for \$2,000,000 shall be reduced by the percentage the total project costs fall below the Minimum Project Cost Threshold.

- The TID Grant payout will be \$400,000 of a five-year period provided that there are invoices to support the incentive.

Renew Arlington CRA Advisory Board Member R. Salem asked if the proposed gas tax is approved, will those new funds affect the cost of the utilities for this project.

Mr. K. Wendland replied, the gas tax has not been approved yet and neither has the project list. The improvements/work on this property is on private property so would not qualify as an eligible project. Gas tax project allocations will be performed in the public ROW. If there is a reduction in the funds spent on the project, it would no longer qualify for the TID Grant. Invoices and other completed work documentation has to be provided prior to payout. The renovations from the Mandatory Compliance Grant Program is not included in the TID Grant.

Renew Arlington CRA Advisory Board Member S. Matchett asked if it is expected to receive more TID Grant applications.

Mr. K. Wendland replied yes, but there are no other projects that are expected and there are currently no other applications.

***A MOTION WAS MADE AND SECONDED TO RECOMMEND APPROVING THE COLLEGE PARK TID GRANT FUNDS. THE MOTION PASSED UNANIMOUSLY 7-0.***

### **CONSIDERATION OF THE FY 21/22 PROPOSED BUDGET**

M. K. Wendland asked the RA CRA Advisory Board to review and approve the Proposed FY 21/22 Budget. The balance of the FY 20/21 Approved Budget will be brought back for discussion at a later meeting. Mr. K. Wendland reviewed the FY 21/22 Proposed Budget and explained that these are preliminary numbers that will certainly change in the next few months. Final values will be provided by the Budget Office once we begin the budget process.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE PROPOSED FY 21/22 BUDGET. MOTION WAS APPROVED UNANIMOUSLY 7-0.***

### **III. GENERAL INFORMATION**

There was no General Information

### **IV. NEW BUSINESS**

There was no New Business

**V. OLD BUSINESS**

There was no Old Business

**VI. PUBLIC COMMENTS**

There were no Public Comments.

**VII. ADJOURNMENT**

There being no further business, Chair M. Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:35 p.m.

The next scheduled RA/CRA Advisory Board Meeting will be held on May 12, 2021 at 3:30 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety and is available upon request. Please contact Karen Nasrallah at (904) 255-5449, or by email at [karenn@coj.net](mailto:karenn@coj.net).